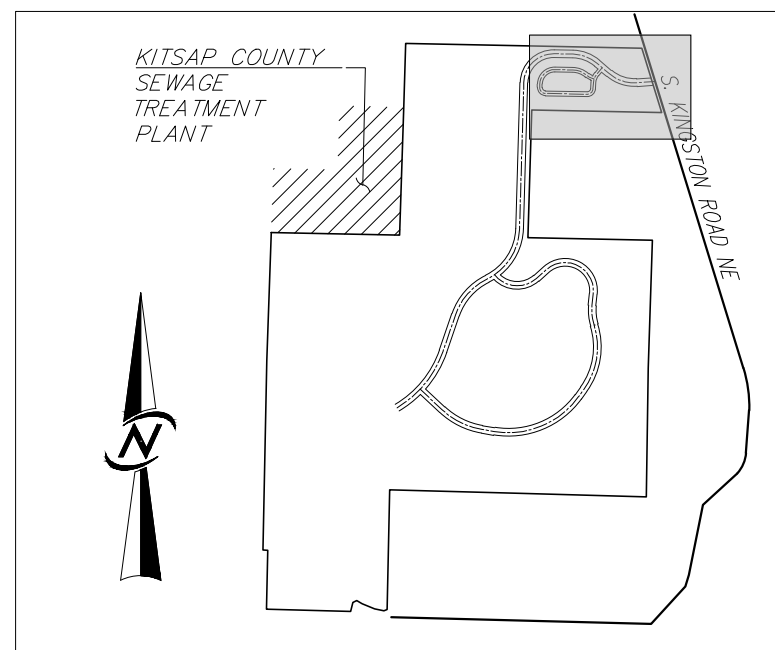


STREET TREE CALCULATION

1. ALL STREET TREES SHALL BE LOCATED 3' MINIMUM FROM HARDSCAPE AREAS AND 5' MINIMUM FROM UTILITIES.
2. ALL SITE FURNISHINGS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. ALL PLAY EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, ALL PLAY EQUIPMENT SHALL BE INSTALLED WITH A 6' CLEAR ZONE SURROUNDING THE EQUIPMENT WITH ENGINEERED WOOD FIBER SAFETY SURFACING BENEATH THE EQUIPMENT AT A 12" DEPTH IN THE ENTIRE PLAY AREA.

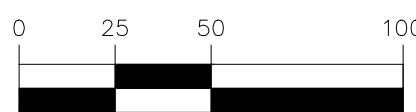
TOTAL FRONTAGE (EXCLUDING DRIVEWAYS AND ACCESS EASEMENTS): 7,454 LF
REQUIRED NUMBER OF STREET TREES (@ 30' O.C.): 248
PROVIDED NUMBER OF STREET TREES: 248



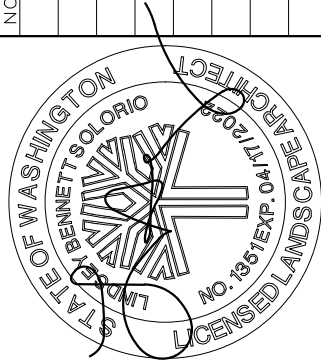
KEY MAP
NOT TO SCALE



SCALE: 1" = 50'



NOTE: PLEASE SEE SHEET L2.05 FOR
ENLARGEMENTS OF RECREATION
TRACTS



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING



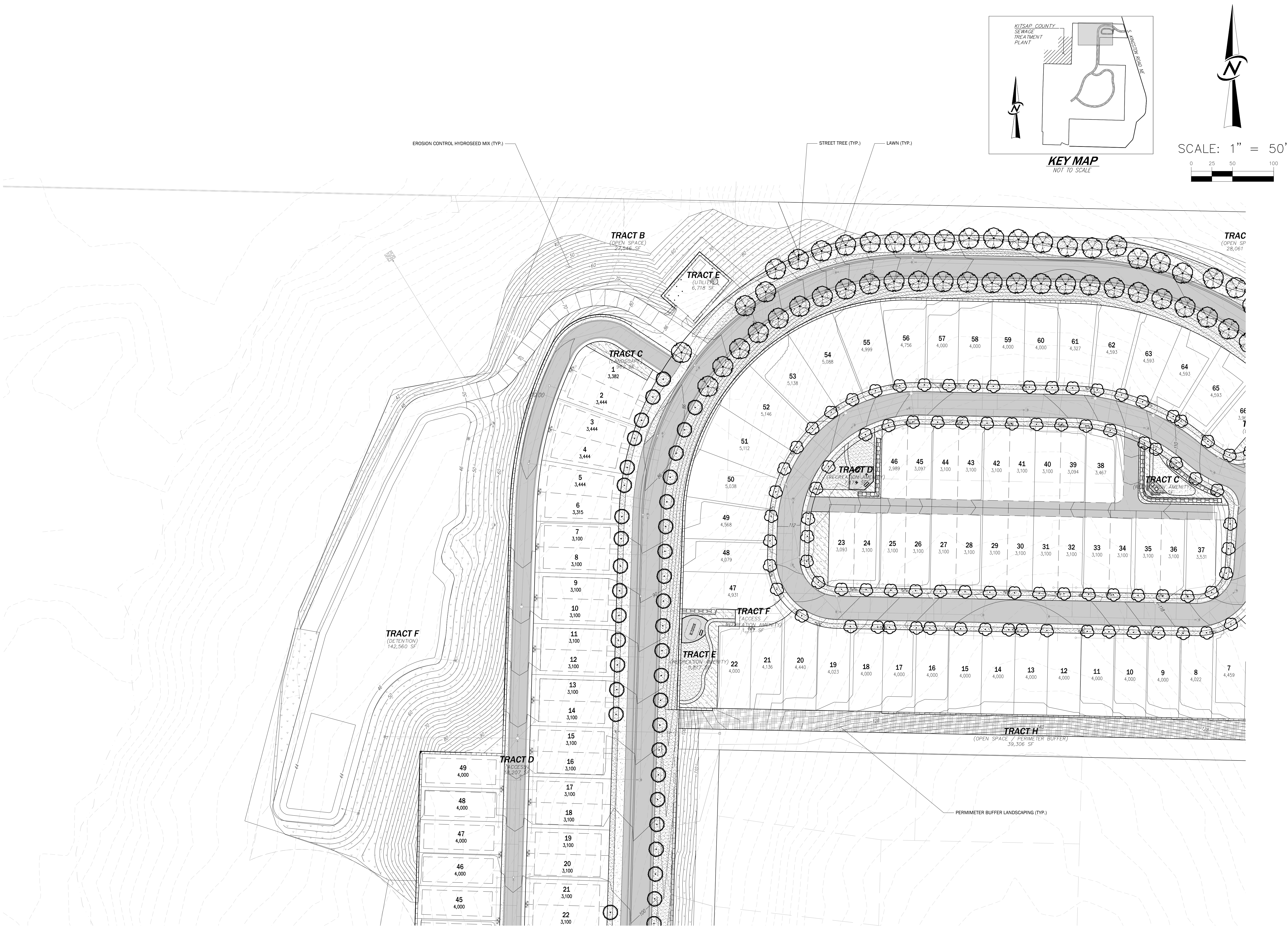
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

**LANDSCAPE PLAN
ARBORWOOD PHASE 4 & 5
TAYLOR MORRISON**

BELLEVUE, WA 98005

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
SEE STAMP DATE	WANDON SU, P.L.A.	JOSHUA M. PEARSON	LINSEY B. SOLORIO, P.L.A.	GARY R. SHARNBROICH, P.E.
SHEET		OF		
L2.01		55		
PROJECT NUMBER				
21281A				

12/1/2021 12:21 PM 212814.LANDSCAPE.FINAL SHEETS 21281A L2.01 L2.04.DWG



SEE SHEET L2.03

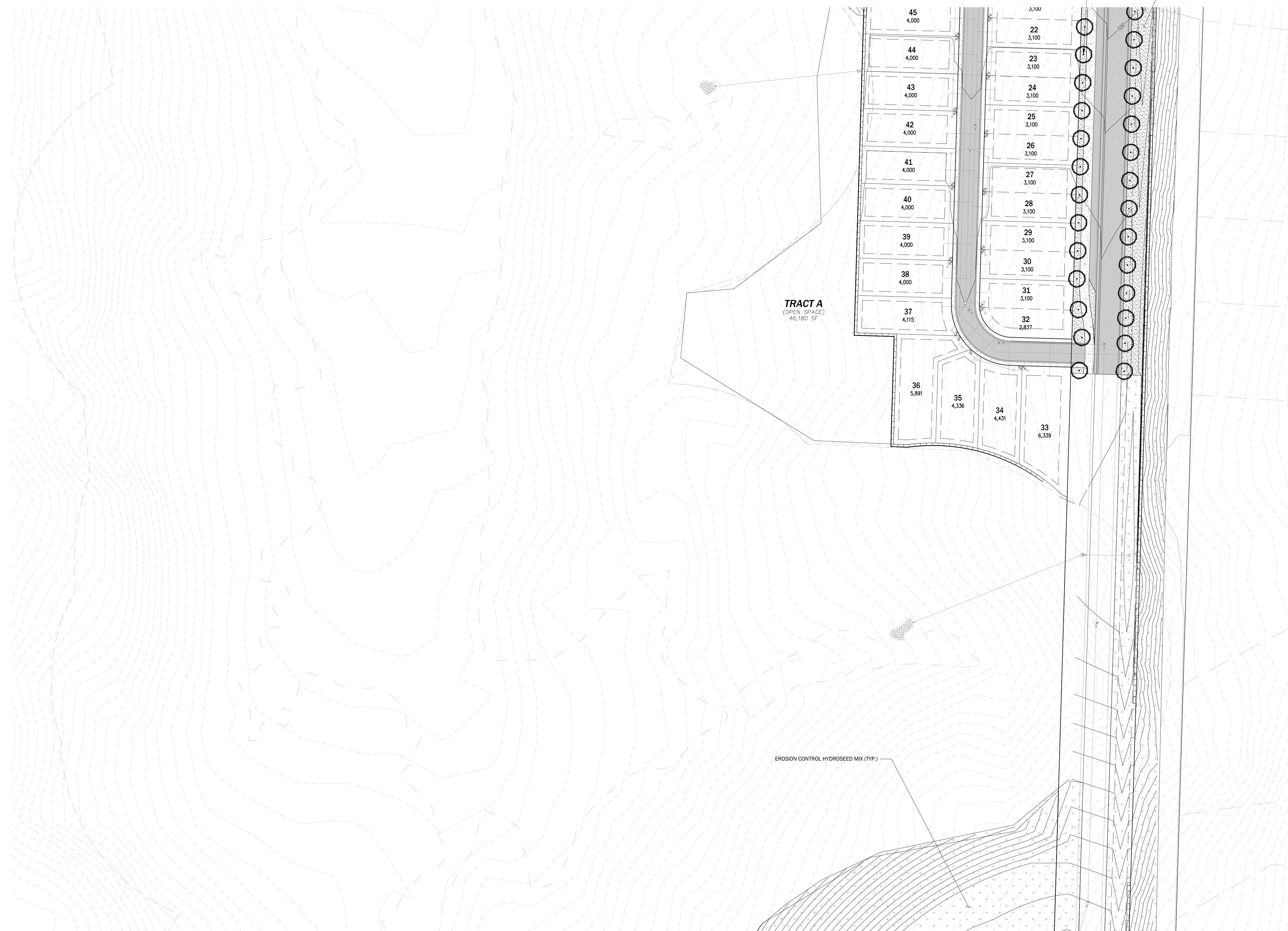
DATE	12/1/2021	DESIGNED	WYNOW SU, P.L.A.	PROJECT NUMBER	212814
REVISIONS		DRAWN	JOSAH M. PEARSON	SHEET	55
		APPROVED	LINDSEY B. SOLORIO, P.L.A.	OF	
			GARY R. SHARNBROOK, P.E.		
			PROJECT MANAGER		

LANDSCAPE PLAN
ARBORWOOD PHASE 4 & 5
TAYLOR MORRISON
13810 SE EASTGATE WAY, SUITE 410
BELLEVUE, WA 98005

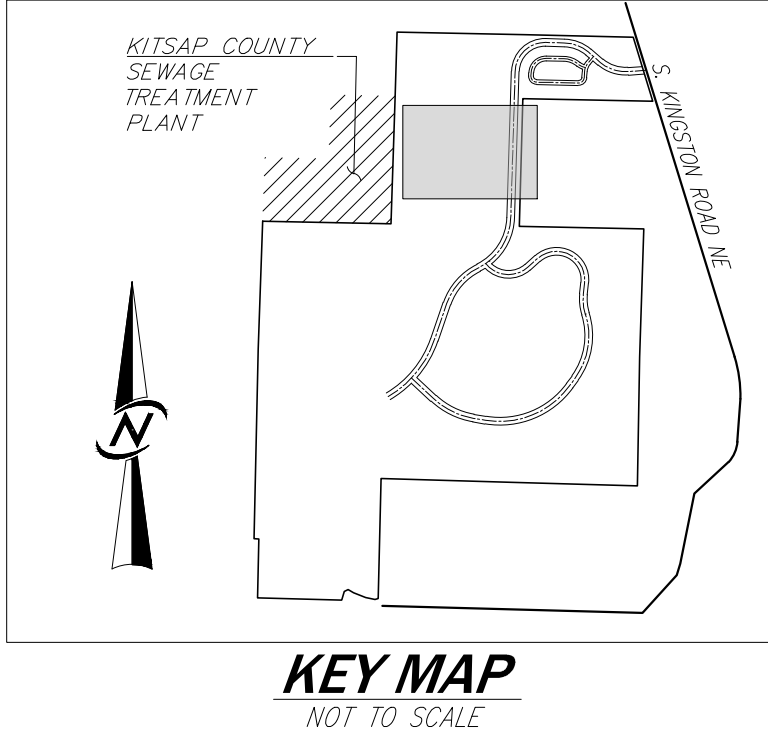
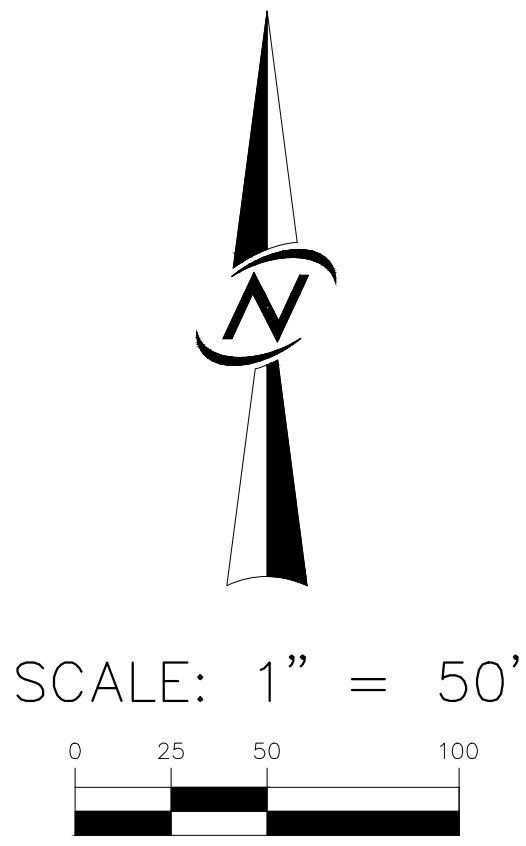
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
DESIGN
CORE
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

SEAL OF THE STATE OF WASHINGTON
LAND SURVEYING
JOSAH M. PEARSON
NO. 10000
EXPIRATION DATE 12/31/2024

SEE SHEET L2.02



SEE SHEET L2.04



REVISIONS		DATE
NO.		
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING		
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877		
LANDSCAPE PLAN ARBORWOOD PHASE 4 & 5 TAYLOR MORRISON 13810 SE EASTGATE WAY, SUITE 410 BELLEVUE, WA 98005		
DATE	SEE STAMP DATE	
DESIGNED	WANDU SU, P.L.A.	
DRAWN	JOSIAH M. PEARSON	
APPROVED	LINDSEY B. SOLORIO, P.L.A.	
	GARY R. SHARNBROOK, P.E.	
	PROJECT MANAGER	
SHEET	OF	
L2.03	55	
PROJECT NUMBER 21281A		

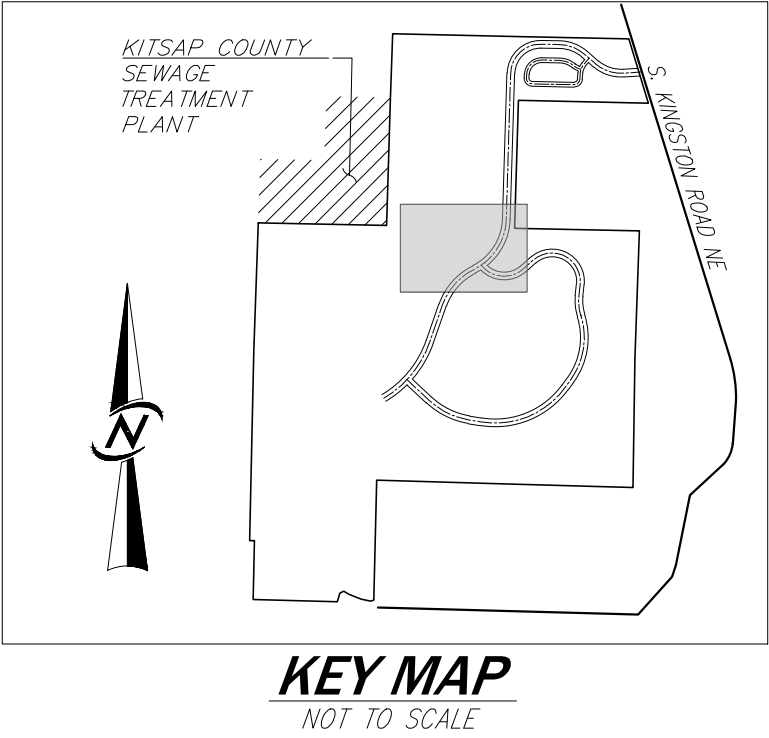
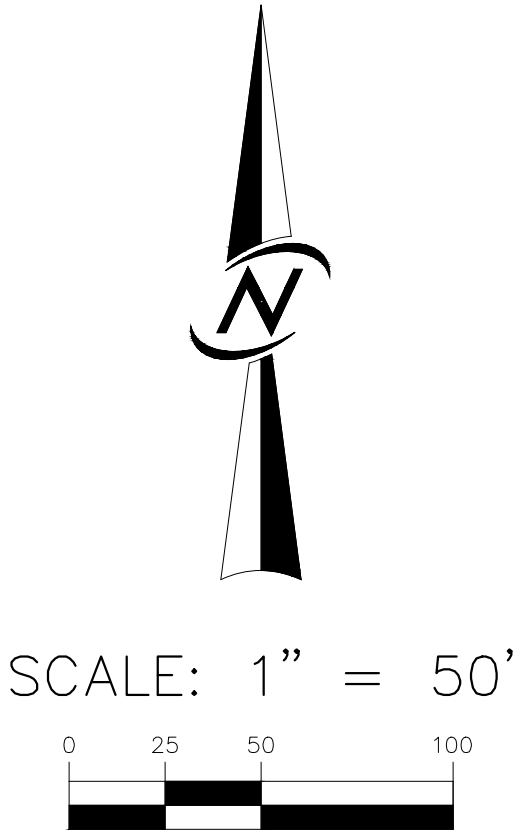


SEE SHEET L2.03

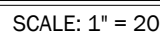
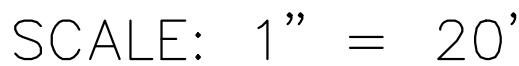
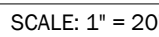
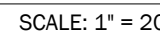
EROSION CONTROL HYDROSEED MIX (TYP.)

TRACT P
(OPEN SPACE)
195,390 SF

TRACT Q
(INTERPRETIVE)
10,038 SF



DATE		SEE STAMP DATE		LANDSCAPE PLAN ARBORWOOD PHASE 4 & 5		TAYLOR MORRISON 13810 SE EASTGATE WAY, SUITE 410 BELLEVUE, WA 98005		CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING		KITSAP COUNTY SEWAGE TREATMENT PLANT		NO. 1		DATE	
DESIGNED WANOW SU, P.L.A.		DRAWN JOSHUA M. PEARSON		APPROVED LINDSEY B. SOLORIO, P.L.A.		PROJECT MANAGER GARY R. SHARNBROOK, P.E.		CORE DESIGN		KITSAP COUNTY SEWAGE TREATMENT PLANT		REVISIONS		DATE	
SHEET 55		OF 55		PROJECT NUMBER 212814				12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877		KITSAP COUNTY SEWAGE TREATMENT PLANT					



STREET TREES		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	95	ACER GINNALA "FLAME"	FLAME AMUR MAPLE	1.5" CAL. MIN.	AS SHOWN
	91	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	1.5" CAL. MIN.	AS SHOWN
	62	CORNUS KOUSA "EDDIE'S WHITE WONDER"	KOUSA DOGWOOD	1.5" CAL. MIN.	AS SHOWN
SHRUB AREAS		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	473	GENERAL LANDSCAPING		5 GAL./24" HT. MIN.	5' O.C.
	779	PERIMETER BUFFER		5 GAL./24" HT. MIN.	5' O.C.
GROUND COVERS		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	95,376 SF	LAWN		HYDROSEED	
	438,718 SF	EROSION CONTROL ROUGH GRASS MIX		HYDROSEED	

1. PLANT QUANTITIES SHALL BE DETERMINED BY REQUIRED SPACING STANDARDS FOR KITSAP COUNTY AND ALL PLANTING BEDS SHALL BE COVERED WITH GROUND-COVER THROUGHOUT UNLESS NOTED.
2. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).
3. LANDSCAPE AREAS SHALL BE DEEP FILLED TO A DEPTH OF AT LEAST 12 INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION. USE OF SOIL AMENDMENTS IS ENCOURAGED TO IMPROVE WATER DRAINAGE, MOISTURE PENETRATION, SOIL OXYGENATION, AND/OR WATER HOLDING CAPACITY. AMENDMENTS ARE ORGANIC MATTER SUCH AS COMPOSTED YARD WASTE, SEWER BIOSOLIDS, AND FORESTRY BY-PRODUCTS, BUT DO NOT INCLUDE TOPSOIL OR ANY MIX WITH SOIL AS AN ELEMENT. SPHAGNUM MOSS IS NOT ALLOWED BECAUSE IT PROVIDES ONLY SHORT-TERM VALUE AND IS A NON-RENEWABLE RESOURCE.
4. FOR ALL NEWLY LANDSCAPED AREAS, INCLUDING SINGLE-FAMILY RESIDENCES, ORGANIC MATTER (3 TO 4 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF LANDSCAPE AREA) SHALL BE INCORPORATED TO A DEPTH OF AT LEAST 4 INCHES.
5. FOR NEWLY LANDSCAPED AREAS WHERE TOPSOIL IS LIMITED OR NONEXISTENT, OR WHERE SOIL DRAINAGE IS IMPEDED DUE TO SUBSURFACE HARDPAK, 6 TO 24 INCHES OF SANDY LOAM TOPSOIL SHALL BE SPREAD IN ALL PLANTING AND TURF AREAS, IN ADDITION TO THE INCORPORATION OF ORGANIC MATTER INTO THE TOP HORIZON OF THE IMPORTED SOIL.
6. MULCH SHALL BE APPLIED REGULARLY, AND MAINTAINED IN ALL PLANTING AREAS TO ASSIST SOILS IN RETAINING MOISTURE, REDUCING WEED GROWTH AND MINIMIZING EROSION.
7. MULCHES SHALL BE APPLIED TO THE FOLLOWING DEPTHS: 2 INCHES OVER BARE SOIL, AND 2 INCHES WHERE PLANT MATERIALS WILL COVER HARDPAK. ACCEPTABLE MULCHES INCLUDE ORGANIC MATERIALS SUCH AS WOOD CHIPS AND SHREDDED BARK AND INERT ORGANIC MATERIALS SUCH AS DECOMPOSED LAVA ROCK, COBBLE, AND GRAVEL.
8. FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.
9. WORK AREAS ARE TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEARLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
10. IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
11. NON-POROUS MATERIALS, SUCH AS PLASTIC SHEETING, ARE NOT ALLOWED IN ANY AREA OF THE LANDSCAPE BECAUSE OF DOWN-SLOPE EROSION AND POTENTIAL SOIL CONTAMINATION FROM HERBICIDE WASHING.
12. ALL LANDSCAPED AREAS MUST HAVE AN INSTALLED PERMANENT UNDERGROUND IRRIGATION SYSTEM WITH AN AUTOMATIC CONTROLLER PLUS AN OVERSIGHT RAIN SWITCH, OR AN ALTERNATIVE IRRIGATION METHOD WHICH PROVIDES SUFFICIENT WATER TO ENSURE THAT THE PLANTS WILL ESTABLISH AND REMAIN HEALTHY.
13. IRRIGATION SHALL BE PERMANENT UNLESS THE PLANT MATERIALS SELECTED ARE DETERMINED TO BE DROUGHT TOLERANT, IN WHICH CASE IRRIGATION SHALL BE REQUIRED UNTIL THE PLANTS ARE FULLY ESTABLISHED AND THERE SHALL BE AN IDENTIFIED METHOD TO EASILY PROVIDE WATER TO THE PLANTS IN THE CASE OF A PROLONGED DROUGHT.
14. DRAINAGE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
15. OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR APPROVAL OF PLANT MATERIAL. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEEL-ED IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
17. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE AND BE CHOSEN FROM THE KITSAP COUNTY APPROVED STREET TREE LIST OR BE APPROVED BY THE PLANNING DEPARTMENT.
18. STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:
 - A) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.
19. ALL TREE STAKES TO BE REMOVED AFTER A PERIOD OF TWO YEARS.
20. ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH EROSION CONTROL FABRIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR OTHER APPROVED EROSION CONTROL METHOD.

